



32 Way Lane  
Waterbeach, CB25 9NQ

**Guide price £515,000**



## 32 Way Lane

Waterbeach, CB25 9NQ

- 4 bedrooms
- Generous accommodation
- Central village location
- No chain

A spacious four bedroom link-detached family home situated in a non-estate position and benefiting from a generous garden with double garage and driveway. The property is offered with no onward chain.

This family home boasts lots of potential for refurbishment, and could be extended (subject to the necessary consents)

On the ground floor is an entrance porch with a cloakroom and this in turn leads to an impressive living room which is light and spacious, with a large understairs storage recess and patio doors which lead directly to the garden. The kitchen is open to a dining area, and although dated, provides ample floor and space for white goods. Off the dining area is a conservatory and a utility area with a door leading to the double garage with electric up and over doors and power and light.

On the first floor is a large landing with access to the loft and four excellent bedrooms and a family shower room.







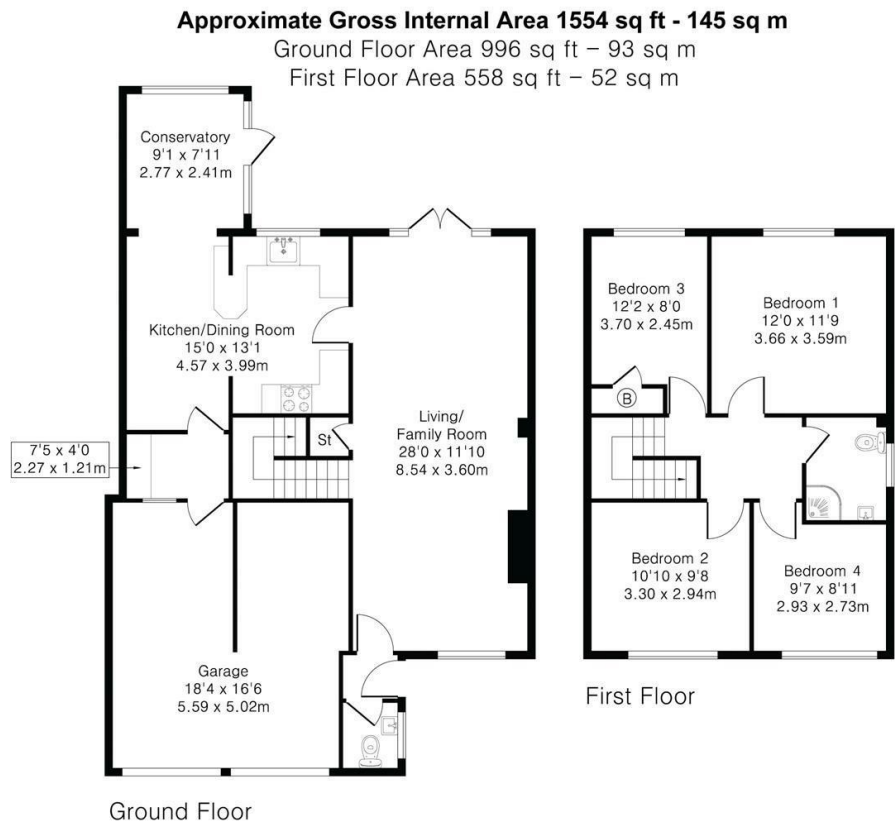
The property is approached via a driveway with parking for at least two cars leading to the double garage. There is a well maintained lawned area to the front and gated side access leads to the rear garden which is a great size, with a spacious patio and an enclosed garden which is laid to lawn with well stocked flower and shrub borders. There are also two useful brick built sheds and a greenhouse.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. SatNav: CB25 9NQ What3Words: ///loaf.head.pollution





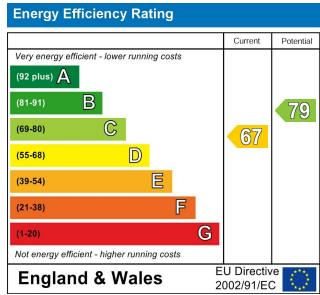
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: D